

**ORDINANCE NO. 20070621-127**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1500 SOUTH LAMAR BOULEVARD FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-mixed use-conditional overlay (GR-MU-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2007-0054, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1 through 8, Cinco Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 62, Page 43, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1500 South Lamar Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

- A. The Property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).
- B. The Property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).
- C. Ten percent of residential units in a vertical mixed use building shall be reserved for rental by households earning no more than 80 percent of the Annual Median Family Income.

**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of the Property:

- |  |                                  |
|--|----------------------------------|
| Automotive rentals                     | Automotive repair services       |
| Automotive sales                       | Automotive washing (of any type) |
| Bail bond services                     | Commercial off-street parking    |
| Drop-off recycling collection facility | Exterminating services           |
| Funeral services                       | Indoor sports and recreation     |
| Outdoor sports and recreation          | Pawn shop services               |
| Service station                        | Local utility services           |
| Theater                                | Telecommunication tower 1        |
| Residential treatment                  |                                  |

**PART 4.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, the mixed use (MU) combining district, and other applicable requirements of the City Code.

**PART 5.** This ordinance takes effect on July 2, 2007.

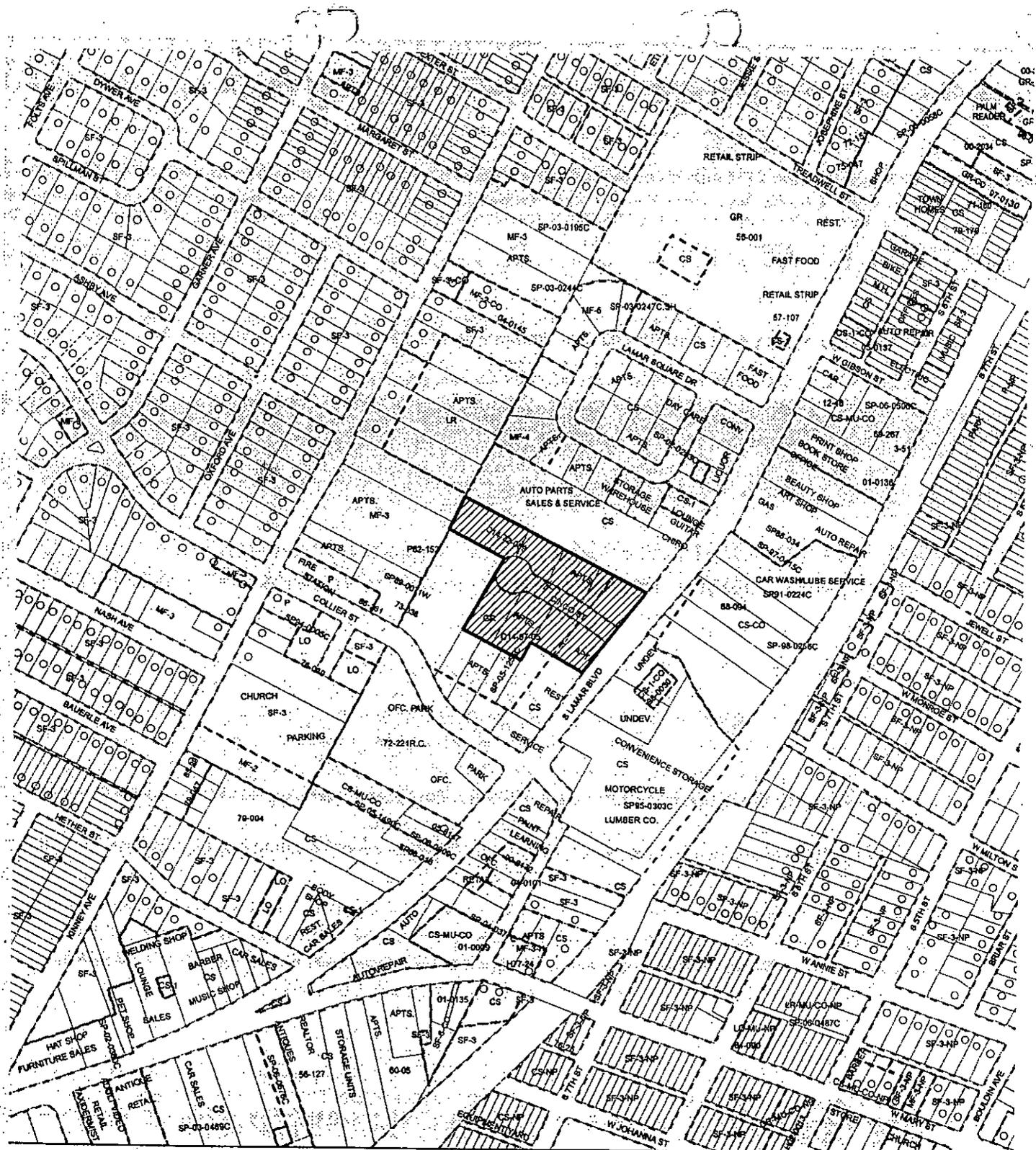
**PASSED AND APPROVED**

\_\_\_\_\_ June 21 \_\_\_\_\_, 2007

§  
§  
§ \_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Gentry  
City Clerk



ZONING EXHIBIT A

CASE#: C14-2007-0054

ADDRESS: 1418 & 1500 S LAMAR BLVD

SUBJECT AREA: 3.3063

GRID: H21

MANAGER: R. HEIL



-  Subject Tract
-  Zoning Boundary
-  Pending Cases

1" = 400'



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.